

Statement of Work for Corridor Renovations, Bldg 1

May 4, 2012

Project 519-12-210

GENERAL INTENTION: Interior Renovation of first floor corridors, second and third floor elevator lobbies to include removal of wall vinyl and paneling, wall and trim surface preparation and repair, limited installation of new VA supplied vinyl wall covering, limited addition of specialty lighting fixtures, and painting of walls and trim. Project encompasses approximately 156,000 square feet of wall surface.

REFERENCES: Specifications and drawings as prepared by VA.

CONSTRUCTION STATEMENT OF WORK:

1. This project will replace existing wall surfaces with new textured and painted surfaces throughout most of the first floor public corridors and the second and third floor elevator lobbies and includes, but is not limited to:
 - a. Remove existing vinyl wall coverings on the first and third floor areas as indicated on the plans. Remove existing wall board panels on the second floor area as indicated on the plans.
 - b. Remove existing handrails and bumper wall guards and re-install after wall surfaces are completely finished.
 - c. Maintain integrity of two hour rated fire walls during the entire duration of the project with the possible need for repairs to existing fire wall surfaces and sealants.
 - d. Tape, bed, texture, and paint interior wall surfaces as specified and drawn.
 - e. Supply and install specialty lighting in ceilings at two locations with associated ceiling re-work involving suspended ceiling, relocation of sprinklers, and HVAC.
 - f. Remove 6" rubber cove base and replace with new 4" rubber cove base. Limited areas will require a long toe cove base to cover old metal cove original to the building.
 - g. Apply VA supplied Type II vinyl wall covering in second and third floor elevator lobbies.
 - h. Work in occupied areas and after hours work in high traffic areas as identified on the drawings. Pay special attention to requirements of advance warning and preparation for closures needed for areas around elevators, fire exits, and 24/7 occupied areas.

2. Work shall be coordinated with the COR. Construction barriers, signage, and general cleanliness are a priority on this project. Any deviation from construction safety, infection control, or other mandated measures will be cause for construction to terminate until these deficiencies are corrected. Negative air machines and FR plastic enclosures will be required when any sanding operation or dust producing activity takes place, as covered in the Infection Control Standard Operating Procedure.
3. The contractor shall furnish submittals, manufacturer literature, and related information as required by the contract. The construction shall be in accordance with the latest Uniform Building Code (UBC), National Electrical Code (NEC), National Fire Protection Associate (NFPA) standard, Uniform Federal Accessibility Standard (UFAS), VA Standards, and local facility requirements. In the event there is a conflict between any of the standards/codes, the more stringent standard/code shall apply.
4. The contractor shall be solely responsible for the management and construction, including all labor, equipment, materials, and inspection, to meet requirements of the contract.
5. The VA shall provide the contractor design intent drawings and related specifications.
6. The construction superintendent shall be on station at all times workers are on site to oversee work and address any needs the VA may have during the construction period.
7. The Contractor shall thoroughly clean inside and outside of construction site daily with contractor's own equipment, including vacuums, mops, buckets, wash rags, dust mops, etc.
8. The Contractor shall adhere to basic VA specifications for all work. See attached specifications and drawings.
9. The base bid shall include all labor, materials, and taxes to execute the complete statement of work.

MATERIAL:

This shall be a turn-key project. Material purchased by the contractor must meet the specifications and submittals shall be approved prior to purchasing the material.

WARRANTY:

Workmanship and materials shall be warranted for **one-year** from the date of final acceptance.

REQUIREMENTS:

The contractor shall provide all applicable safety signage and barricades applicable to OSHA and VHA regulations. The Contractor shall comply with all VA Center Policy Memorandums, including but not limited to the following:

- a. Protection of patients, visitors, and employees from traumatic injury, as well as occupational and facility-associated infections.
- b. Compliance with OSHA, State, and Federal construction safety regulations.
- c. Compliance with EPA, State, and Federal environmental regulations.
- d. Ensuring that on-site general and sub-contractor's construction workers have completed the OSHA 10-hour construction worker course, the 30-hour construction course, or other relevant competency training, as determined by the Contracting Officer.

TIMEFRAME FOR COMPLETION: 180 calendar days after receipt of a Notice to Proceed. Begin construction after award of the notice to proceed. Timeframe will be coordinated with the COR.

Deduct Alternates:

- a. The cost of deleting the two specialty light fixtures and associated ceiling, sprinkler, and HVAC work.
- b. The cost of deleting the third floor elevator lobby replacement of vinyl wall coverings with associated wall surface removal and preparation, handrail removal and replacement, and rubber cove base replacement.

Phasing:

1. First floor corridor West, Front: Remove existing Type II vinyl wall covering and handrails/bumper guards in sections, encasing the area of work in FR plastic with Zipwall type support and entry system, removing waste in covered carts. No more than one half of the corridor may be impeded at any time so as to allow patient and staff traffic to continue during normal business hours. Conduct any sanding operations after 4:30pm or on weekends and schedule with COR at least 72 hours (3 days) in advance. Prepare walls, texture, paint, replace wall protection, and install new cove base. At Contractor's option, wall areas may be stripped of VWC in sections and remain bare for painting of the entire West corridor at once using night or weekend hours for a spray application. AT NO TIME will spray application painting be conducted during normal business hours. Conduct all work so as not to block access to doors, exits, or elevators unless previously arranged with COR with a posted Interim Life Safety Plan. **THE AREA WILL BE OCCUPIED DURING NORMAL BUSINESS HOURS.**

2. First floor corridor East, Front: Remove existing Type II vinyl wall covering and handrails/bumper guards in sections, encasing the area of work in FR plastic with Zipwall type support and entry system, removing waste in covered carts. No more than one half of the corridor may be impeded at any time so as to allow patient and staff traffic to continue during normal business hours. Conduct any sanding operations after 4:30pm or on weekends and schedule with COR at least 72 hours (3 days) in advance. Prepare walls, texture, paint, replace wall protection, and install new cove base. At Contractor's option, wall areas may be stripped of

VWC in sections and remain bare for painting of the entire East corridor at once using night or weekend hours for a spray application. AT NO TIME will spray application painting be conducted during normal business hours. Conduct all work so as not to block access to doors, exits, or elevators unless previously arranged with COR with a posted Interim Life Safety Plan. THE AREA WILL BE OCCUPIED DURING NORMAL BUSINESS HOURS.

3. Second floor Elevator Lobby: Remove existing Type II vinyl wall covering and handrails/bumper guards in sections, encasing the area of work in FR plastic with Zipwall type support and entry system, removing waste in covered carts. No more than one half of the corridor may be impeded at any time so as to allow patient and staff traffic to continue during normal business hours. Conduct any sanding operations after 4:30pm or on weekends and schedule with COR at least 72 hours (3 days) in advance. Prepare walls, texture, paint, replace wall protection, and install new cove base. At Contractor's option, wall areas may be stripped of VWC in sections and remain bare for painting of the entire corridor at once using night or weekend hours for a spray application. AT NO TIME will spray application painting be conducted during normal business hours. Extra precautions shall be taken not to block access to the Lab Area, which operates 24/7. Conduct all work so as not to block access to doors, exits, or elevators unless previously arranged with COR with a posted Interim Life Safety Plan. THE AREA WILL BE OCCUPIED DURING NORMAL BUSINESS HOURS.

4. Third Floor Elevator Lobby: Remove existing Type II vinyl wall covering, wall paneling, and handrails/bumper guards in sections, encasing the area of work in FR plastic with Zipwall type support and entry system, removing waste in covered carts. No more than one half of the corridor may be impeded at any time so as to allow patient and staff traffic to continue during normal business hours. Conduct any sanding operations after 4:30pm or on weekends and schedule with COR at least 72 hours (3 days) in advance. Prepare walls, texture, paint, replace wall protection, and install new cove base. At Contractor's option, wall areas may be stripped of VWC in sections and remain bare for painting of the entire corridor at once using night or weekend hours for a spray application. AT NO TIME will spray application painting be conducted during normal business hours. Conduct all work so as not to block access to doors, exits, or elevators unless previously arranged with COR with a posted Interim Life Safety Plan. THE AREA WILL BE OCCUPIED DURING NORMAL BUSINESS HOURS.

Seven Attachments:

1. Drawing A1 – Project Areas
2. Drawing A2 – First Floor
3. Drawing A3 – Second and Third Floor
4. Drawing A4 – Lighting and Electrical
5. Specifications for Project 519-12-210
6. Infection Control Standard Operating Procedure
7. Infection Control SOP – Attachment C